083.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	695,100 / 695,100
					USE VALUE:	695,100 / 695,100
					ASSESSED:	695,100 / 695,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PALMER CAROLYN H/TRUSTEE
Owner 2:	CAROLYN H PALMER TRUST
Owner 3:	
Street 1:	86 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PALMER CAROLYN H -
Owner 2:	-
Street 1:	86 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Vinyl Exterior and 1858 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	306,200	400	388,500	695,100
Total Card	0.103	306,200	400	388,500	695,100
Total Parcel	0.103	306,200	400	388,500	695,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.11 | /Parcel: 374.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51990

GIS Ref

GIS Ref

Insp Date 10/19/18

!6768!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,200	400	4,500.	388,500	695,100	695,100	Year End Roll	12/18/2019
2019	101	FV	246,900	0	4,500.	383,000	629,900	629,900	Year End Roll	1/3/2019
2018	101	FV	246,900	0	4,500.	294,100	541,000	541,000	Year End Roll	12/20/2017
2017	101	FV	246,900	0	4,500.	277,500	524,400	524,400	Year End Roll	1/3/2017
2016	101	FV	246,900	0	4,500.	255,300	502,200	502,200	Year End	1/4/2016
2015	101	FV	232,900	0	4,500.	238,700	471,600	471,600	Year End Roll	12/11/2014
2014	101	FV	232,900	0	4,500.	219,800	452,700	452,700	Year End Roll	12/16/2013
2013	101	FV	232,900	0	4,500.	219,800	452,700	452,700		12/13/2012

PRINT

Date	Time
12/10/20	21:29:20

LAST REV

Date	Time
07/22/19	09:37:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6768

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PALMER CAROLYN	1510-8		6/20/2017	Convenience	1	No	No		
PALMER DAVID L-	1233-144		2/15/2001	Family		No	No		
	867-5		9/18/1975		33,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2013	380	Re-Roof	5,500	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
12/13/2008	Meas/Inspect	336	PATRIOT
3/4/2000	Inspected	197	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51990
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RUST		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21512377
Const Adj.:	0.99980003
Adj $ / SQ:	151.860
Other Features:	81163
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416001
Depreciation:	109824
Depreciated Total:	306177

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB		

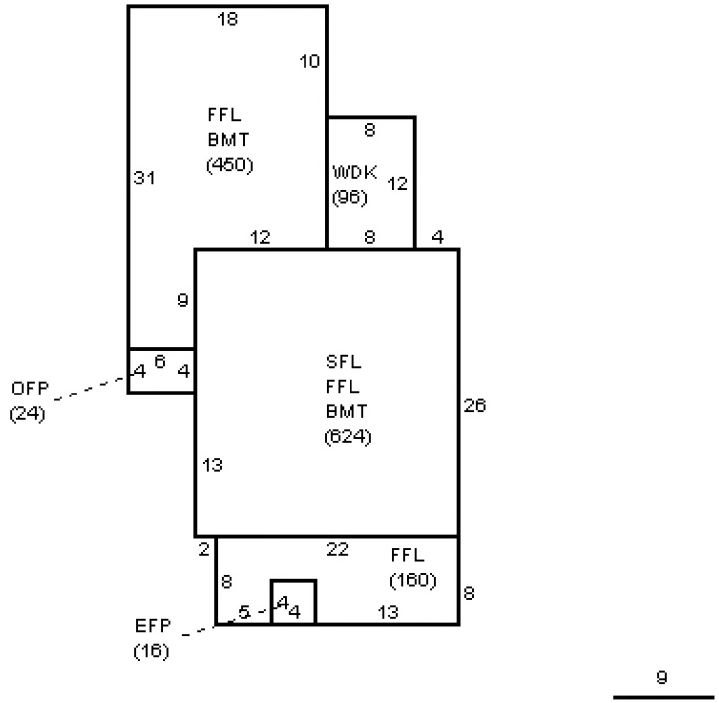
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	151.86
Special Features:	0	Val/Su Net:	99.80
Final Total:	306200	Val/Su SzAd	164.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,234	151.860	187,395
BMT	Basement	1,074	45.560	48,929
SFL	Second Floor	624	151.860	94,761
WDK	Deck	96	16.000	1,536
OFP	Open Porch	24	43.990	1,056
EFP	Enclos Porch	16	72.590	1,161

Net Sketched Area:	3,068			Total:	334,838
Size Ad	1858	Gross Are	3068	FinArea	1858

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	8x8	A	AV	2010	6.00	T	7.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	Total: 400

IMAGE

AssessPro Patriot Properties, Inc